UNIT 211
SEASIDE RETREAT CONDO
OR 884/972

KASSABIAN KEITH J REV TRUST/KASSABIAN KEITH J TRUS
13504 CANYON LAKE DRIVE
OKLAHOMA CITY, OK 73142-6238

2024

00-00-30-0607-0211-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		6 100
Recreation	POOL	POOL 100
Location	END	END 100
View Lump	N.OCEAN	N. OCEAN 100
Desirability	6TH FLOOR	6TH FLOOR 100
Balcony	FSP	FSP 100
Parking	U/G GARAGE	U/G GARAGE 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		2 100
Quality	05	Quality Level 05
DOR CODE	0400	CONDOMINIUM

MAP NUM | MKT AREA 10

NEIGHBORHOOD/LOC 10004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	2,214		2,214	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0607000		2,214				1999	1999	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

8030 FIRST COAST HWY 211, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,800,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,800,900
SOH/AGL Deduction	413,502
ASSESSED VALUE	1,387,398
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,387,398
TOTAL JUST VALUE	1,800,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,754,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2340/1785	2/14/2020	WD	U	I	11	100
GRANTOR: KASSABIAN KETIH J & A						
GRANTEE: KASSABIAN KEITH J R						
1067/1495	7/11/2002	QC	U	I	06	100
GRANTOR: KASSABIAN AMY B						
GRANTEE: KASSABIAN KEITH J						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS